

SPECIAL COMMITTEE OF THE WHOLE - AUGUST 31, 2010

OFFICIAL PLAN REVIEW - VOLUME 2 LANDS SUBJECT TO EXISTING SECONDARY PLAN POLICIES AND SITE AND AREA SPECIFIC POLICIES RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS FILE: 25.1.1(b) WARDS 1 TO 5

Recommendation

The Commissioner of Planning recommends:

1. That Attachment No. 1, forming the existing secondary plans and area and site-specific amendments of Volume 2 (August 2010), together with the five new secondary plans (North Kleinburg Nashville Secondary Plan, Woodbridge Centre Secondary Plan, Vaughan Metropolitan Centre Secondary Plan, Yonge Steeles Corridor Secondary Plan and the West Vaughan Employment Area Secondary Plan) be consolidated into Volume 2 of the Official Plan; and that Volume 2 proceed to Council for adoption at its September 7, 2010 meeting.

Contribution to Sustainability

The Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe, as well as the draft Region of York Official Plan (December 2009), have established a vision and policy framework that provides for more efficient growth management. The new policy directions included within the City's Official Plan will also apply to Volume 2. Policies included relate to the creation of complete communities including sustainability, natural and built heritage protection, green and intensified built form, and transportation demand measures.

Economic Impact

The new Official Plan, which includes Volume 2, establishes the planning framework for development throughout Vaughan to 2031. The Official Plan will have a positive impact upon the City of Vaughan in terms of managing growth and fostering employment opportunities while fulfilling the City's obligations to conform to Provincial policies and meet Regionally imposed targets for residential and employment growth.

Communications Plan

The project status, analysis and results of the new Vaughan Official Plan review were communicated to the public through an extensive public engagement and consultation process. Likewise, each of the Secondary Plans emanating from the focus area reviews (i.e. Vaughan Metropolitan Centre, Yonge Steeles Corridor, West Vaughan Employment Area, North Kleinburg-Nashville and Woodbridge Centre) and which will ultimately form part of Official Plan-Volume 2, has been subject to an extensive consultation process, including discussions with stakeholders. Reports for each secondary plan, which outline their respective consultation process, are before Council at this Special Committee of the Whole meeting (August 31, 2010).

With respect to the existing site and area-specific policies that also form part of Volume 2, a Notice of the Public Hearing was published in the May 19, 2010 edition of the Vaughan Citizen and posted on the City's website through the City Page and on the Policy Planning Public Hearing page. A notice was also mailed to all individuals requesting notification of the Public Hearing. The site and area-specific policies of each secondary plan, which are approved Official

Plan Amendments being consolidated into Volume 2, were previously subject to the planning approval process.

Purpose

The purpose of this report is to present that portion of Volume 2 containing the lands subject to existing secondary plan and area and site-specific amendments.

The Official Plan will be produced in two volumes: Volume 1 will include the City-wide policies. Volume 2 will include a consolidation of five new secondary plans resulting from the focused area reviews; (the North Kleinburg-Nashville Secondary Plan, the Woodbridge Centre Secondary Plan, the Yonge Steeles Corridor Secondary Plan, the Vaughan Metropolitan Centre Secondary Plan and the West Vaughan Employment Area Secondary Plan) and approved secondary plans and area and site-specific amendments being carried forward with the new Official Plan. Specific comments relating to each Secondary Plan are addressed in five separate reports being considered at the August 31, 2010 Special Committee of the Whole meeting. This report deals only with already approved secondary plans and area and site-specific policies which are being carried forward with the new Official Plan. The policies being carried through to Volume 2 are those that derive from:

- recent OPAs which are consistent with the new Official Plan (e.g. Carville Centre Secondary Plan)
- specific land use issues (e.g. Heritage Districts, Keele Valley Landfill)
- recent Ontario Municipal Board decisions (e.g. Kipling Avenue and Highway #7)

Specifically, the existing land use documents to be maintained in Volume 2 are as follows:

i) Secondary Plans

- Carrville Centre Secondary Plan (OPA #651)
- Steeles West Secondary Plan (OPA #620)
- Highway 400 Employment Lands (OPA #637)
- Kipling Avenue Secondary Plan (OPA #695)

ii) Area Specific Amendments and Policies

- Heritage Conservation Districts (Kleinburg-Nashville, Woodbridge, Maple and Thornhill)
- Keele Valley Landfill Area (OPA #332 as amended by OPA #535)
- Kleinburg Core (OPA #633 and #703)
- Adult Entertainment Uses (OPA #265, #394 and #565)
- Vaughan Mills Mall (OPA #505 and OPA #510)
- Northeast Quadrant of Vellore Centre (OPA #713)
- Block 61 West "Nashville Heights" (OPA #699)
- Yonge Street Corridor in Thornhill (OPA #669 and OPA #700)
- Thornhill Town Centre (OPA #671)
- Centre Street Corridor (OPA #672)

iii) Site-Specific Plan Policies

- Bathurst and Teston (South West Corner) (OPA #638)
- 1125 Highway 50 (OPA #606)
- 7242 Highway 27 (OPA #621)

- Thornhill Liberty (OPA #584)
- Northwest Corner of Bathurst Street and Rutherford Road (OPA #689)
- Southwest Corner of Kipling Avenue and Highway #7 (OPA #701)
- Vaughan Healthcare Campus (OPA #715)

Background - Analysis and Options

Location

The lands subject to the existing secondary plans and site specific area policies are shown on Attachment #1 (City of Vaughan Official Plan Volume 2: A Plan for Transformation – August 2010 Draft).

New Official Plan

Each existing secondary plan and the site or area-specific policies that will form part of Volume 2, will be consolidated into the new Official Plan with no change to its purpose and effect. Section 10.1.4.6 of the new Official Plan enables this administrative process. Any adjustment to policies made for the purpose of adaptation into the Official Plan, will not affect the intent or substance of the document, and will be required to effect the following:

- deletion of obsolete provisions;
- changes or corrections to format, wording, mapping, reference errors; or,
- alteration in the number and arrangement of any provisions.

The documents that form Volume 2 (the secondary plans and site specific and area policies) are also being revised to ensure that the nomenclature is consistent with the Official Plan (Volume 1) as it relates to matters such as land use designations or road classifications.

Policies from the new Official Plan (Volume 1) will apply to the Amendments that form Volume 2, as discussed below:

i) Policies

The draft Official Plan (Volume 1) contains current planning initiatives (e.g. sustainability and natural heritage policies) that conform to recent Provincial and Regional land use policy directions and are intended to apply to all lands within the City. The secondary plans and site and area-specific amendments that form Volume 2 are intended to be read and applied together with Volume 1. An exception is that if both Volumes 1 and 2 include a policy relating to the same issue and they conflict, the Volume 2 policy will prevail. However, if there is a policy in Volume 1 relating to an issue that is not included in Volume 2, then the policy in Volume 1 will apply to the lands subject to Volume 2. Section 10.2.1.5 of the Official Plan (Volume 1) sets out the intended implementation of Volumes 1 and 2.

ii) Mapping

Some inconsistencies occur between the Land Use Schedules in the draft Official Plan (Volume 1) and Volume 2. Upon review of the comments received, the Land Use and other schedules will be revised to ensure consistency prior to adoption of Volumes 1 and 2 by Council.

Zoning

The provisions of Zoning By-law 1-88 will remain in effect until they are updated or replaced by zoning consistent with the new Official Plan, including Volume 2. With approval of the Official

Plan, it is anticipated that the preparation of a new by-law will be commenced to bring the City's zoning provisions into conformity with the new Official Plan. A budget and work schedule to include the zoning review in the 2012 budget, will be prepared for consideration by Council next year.

Council Direction

The statutory public hearing for the draft Secondary Plan was held on June 14, 2010. The following recommendation of the Committee of the Whole was ratified by Council, as amended (in part), on June 29, 2010:

“Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 25.1.1(b) (City of Vaughan Official Plan – Volume 2) BE RECEIVED; and, that any issues raised at the public meeting and comments submitted in writing be addressed by the Policy Planning Department in a comprehensive report to the Committee of the Whole.”

The five draft Secondary Plans that form part of Volume 2, were made available for public review on May 25, 2010, and comments have been received prior to, and at the public hearing on June 14, 2010. Submissions have continued to be received beyond the formal commenting period and staff has endeavoured to respond to those received until mid-August. Any later submissions may be addressed through York Region's approval process.

Submissions Received

The majority of submissions received on the various components of Volume 2 were concerned with how the policies and land use designations in the proposed Secondary Plans affect specific properties, and others with general policy issues. These comments have been reviewed and are contained in the individual reports being considered for each new Secondary Plan at the August 31, 2010 Special Committee of the Whole meeting. The comments received with respect to the existing secondary plans and area and site-specific amendments being carried in Volume 2 relate primarily to two issues: the application of Volume 1 policies to the approved amendments; and, maintaining existing development approvals in Volume 2. These issues are discussed above in this report.

Transition Period

In the period between the adoption and final approval of the Official Plan and Volume 2, the City will be operating with the existing official plan policies still in full force. It is expected that applications to amend the existing Official Plan and Zoning By-law 1-88 will continue to be submitted during this period. In evaluating these applications, conformity to the new Official Plan will be taken into consideration. The objective is to bring any such amendments into conformity with the intent of the new Official Plan and Secondary Plans. While not in force, the Official Plan and Secondary Plans represent the City's most contemporary expression of planning principles, developed over several years through extensive study and public consultation. This approach will help to ensure that the integrity of the new plan is maintained during the transition period.

Direction to finalize the new Official Plan for adoption on September 7, 2010 was received at the July 28, 2010 Special Committee of the Whole meeting. As well, a resolution specifying that all applications for official plan and zoning by-law amendments, received between the adoption and final approval of the Plan by the Region of York, will be evaluated on the basis of both the existing

and new Official Plan policies. This will help to ensure that the integrity of the new plan is maintained during the transition period.

Relationship to Vaughan Vision 2020/Strategic Plan

Volume 2 pertains to the section of Vaughan Vision 2020 dealing with “Plan and Manage Growth and Economic Vitality”, including the following specific components:

- Complete and implement the Growth Management Strategy (“Vaughan Tomorrow”)
- Conduct the 5-year comprehensive review of the Official Plan as part of the Growth Management Strategy 2031
- Support and coordinate land use planning for high capacity transit at strategic locations in the City of Vaughan

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

The existing secondary plans and area and site-specific amendments in Volume 2 have already been approved through the appropriate planning process. Accordingly, no Regional implications are expected.

Next Steps

The existing secondary plans and area and site specific amendments that are the subject of this report will form part of Volume 2 of the Official Plan. It is anticipated that the Official Plan (including Volume 2) will be considered by Council on September 7, 2010 and subsequently forwarded to the Region of York for final approval.

Conclusion

This report identifies existing approved secondary plans and area and site-specific amendments that will be consolidated into Volume 2 of the Official Plan with no change to its purpose or effect. Attachment No. 1 to the report identifies the location and form of each amendment. Any adjustments to the policies made for the purpose of adaptation into the new Official Plan will not affect the substance of the document and is required to effect the following: deletion of obsolete provisions; changes, errors or corrections to the wording, mapping or format; alteration in numbers and arrangement of any provisions; and, nomenclature.

The City's new Official Plan will be produced in 2 Volumes. Volume 1 will contain the policies that generally apply to the City. Volume 2 will comprise the existing secondary plans and area and site-specific amendments (Attachment No. 1) and five new secondary plans resulting from the focused area reviews (North Kleinburg Nashville, Woodbridge Centre, Vaughan Metropolitan Centre, Yonge Steeles Corridor and the West Vaughan Employment Area Secondary Plans. The new Official Plan (Volumes 1 and 2) are anticipated to be considered by Council on September 7, 2010.

Therefore, it is recommended that Attachment No. 1, forming the existing secondary plans and area and site-specific amendments of Volume 2 (August 2010), together with the five new secondary plans be consolidated into Volume 2 of the Official Plan; and that Volume 2 proceed to Council for adoption at its September 7, 2010 meeting.

Attachments

1. City of Vaughan Official Plan Volume 2 - A Plan for Transformation, August 2010 Draft

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Respectfully Submitted,

John Zipay
Commissioner of Planning

Diana Birchall
Director of Policy Planning

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